

Subject: CCA Delivers: TOC Guidelines, Karl Strauss Mixer and more
From: "Central City Association" <toh@ccala.org>
Date: 09/28/2017 04:14 PM
To: "Michael Filson" <mfilson@downtownla.com>

[Image](#)

September 28, 2017

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- Mixer at Karl Strauss
- Transit Oriented Communities Guidelines
- Processes and Procedures Ordinance

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Thursday, 10/5, 11:45 am - 1:30 pm
Executive Committee Meeting with Council President
Wesson
The California Club

Thursday, 10/12, 8:30 am - 10 am
Transportation, Infrastructure & Environment Committee

Thursday, 10/19, 11 am - 1:30 pm
Tourism Panel & Showcase
JW Marriott LA at LA LIVE

Friday, 10/20, 9 am - 12 pm
Community Exchange Day
Chrysalis

Friday, 11/17, 11 am - 1 pm
Women's Networking Event
Kendra Scott at the Point

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Saturday, 10/21, 8:30 am - 1 pm
City Plants Lincoln Park Tree Planting

Friday, 11/3, 7 am - 2 pm
LA Business Council Mayoral Housing, Transportation and
Jobs Summit

Thursday, 11/9, 6 pm
The Midnight Mission 17th Annual Golden Heart Award

Wednesday, 11/15 - Sunday, 11/19
La CoMotion
(Use this link for a 30% savings for CCA members)

Thursday, 11/30, 6 pm - 10 pm
Skid Row Housing Trust - Trust in Sound Benefit

Mixer at Karl Strauss

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It was great to see so many of you tasting craft beers at our mixer hosted by our newest member, **Karl Strauss Brewing Company**. Thank you to **Jason Keller**, General Manager, and the rest of the Karl Strauss team for hosting the event. Congratulations to **Lisa Kolieb** from **Akerman** for winning a gift certificate as a raffle prize!

Transit Oriented Communities Guidelines

Last Friday, the **Transit Oriented Communities** (TOC) Guidelines were finalized. Thank you to our members who worked with us in the working group we convened on this important policy initiative that will encourage new housing by transit. With your help, we successfully advocated for the following:

- a more inclusive definition of Major Transit Stop
- reduced and in some cases eliminated parking requirements
- an increased threshold for site plan review

The TOC guidelines will provide development incentives for multi-family residential and mixed-use development located by public transit. Land use incentives, including reduced parking requirements and increased floor area will vary dependent on how close the project is to transit stops and the percentage of affordable housing included. Projects utilizing the incentives must include onsite affordable housing and be within a one-half mile radius around a Major Transit Stop.

The [guidelines](#) (see [FAQ](#)) are effective immediately, implementing Measure JJJ approved by voters in November 2016. The guidelines will be in effect for 10 years and can be extended by the City Council.

Processes and Procedures Ordinance

The Department of City Planning is streamlining and consolidating many of its existing permitting and entitlement processes, and is looking for input on its draft plan. This is an opportunity to improve clarity and provide greater flexibility in the code. Members are strongly encouraged to review the ordinance and send comments to bonnie.kim@lacity.org by the November 7 deadline. You can read the full ordinance [here](#).

CCA in the news

"We want no dead space downtown. We want it to be a walkable community, and in order for it to be walkable we need to activate all parts of all streets." - **Jessica Lall, CCA**
KPCC, [High-rises are coming to new downtown LA neighborhoods - and homeless advocates aren't happy](#), 9/23/17

CCA Members in the news

"This emphasizes the need to move forward with our own expansion, ASAP." - **Doane Liu, Department of Convention and Tourism Development**
LA Times, [Anaheim Convention Center grows to exceed 1 million square feet of exhibit space](#), 9/26/17

"Today, the site is an underutilized parking lot. The real gist of the project is putting forth a residential community that helps address a massive housing shortage in LA." - **Darrin Olson, Realm Group**
LA Downtown News, [The Big Condo Building Battle at Seventh and Maple](#), 9/26/17

"This is a tremendous agreement which provides for added protections for Native American resources and the environment and allows one of the nation's most important new communities to take a major step forward - addressing California's housing crisis, and fueling the region's economy." - **Emile Haddad, Five Point**
LA Times, [Deal for new city at Newhall Ranch fuels development boom transforming northern L.A. County](#), 9/25/17

"There is the urban myth in LA - my building went through Northridge, so we are safe. Different earthquakes affect different buildings." - **Kit Miyamoto, Miyamoto International**
LA Times, [It was a Mexico City office building. Now, after the earthquake, it's a tomb](#), 9/27/17

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